

Detailed Building History – to be read in conjunction with section 1.4 of the Design and Access Statement

The earliest information about 118 Malden Road is an 1856 lease of a property described as “no 5 Howell Terrace Malden Road”, for a term of 99 years starting retrospectively on 25 March 1847 from Thomas Palmer and George Howell (landlords) to John Moore (tenant). The 1856 plan describes “no 5 Howell Terrace” as the “fifth house from Queen's Road” which is assumed to have been the former name of the present day Queen's Crescent. The 1856 plan matches the footprint of 118 Malden Road without the more recent ground floor rear extension. The dimensions shown on the 1856 plan for 5 Howell Terrace match those of 118 Malden Road. The 1856 lease makes reference to “All that piece of ground with the messuage or tenement thereon situate” which confirms its use as a dwelling house.

The first registration of 118 Malden Road with the Land Registry is dated 10 July 1911.

The current owner's family are known to have first occupied the building in the early part of the 1930's. The building was first occupied by Dr. G Dean who was the father of the recently deceased owner, Dr. Z Dean who was the husband of the applicant, and current beneficial owner, Dr. J Dean.

The first documentary record of Dr. G Dean's occupation of 118 Malden Road is a 1935 lease which describes it as “The messuage or dwelling house known as No 18 Malden Road London NW5”, which again confirms its use as a dwelling house up to this time.

From 1935 onwards, Dr. G Dean used 118 Malden Road both as his main residence and as his surgery premises as a general medical practitioner: the first and second floors were used for residential purposes, the ground floor was used as the surgery, and the basement was used as the residence's bathroom, toilet and kitchen, whilst also containing a separate room towards the front of the building that was used as part of the residence.

In September 1937 Dr. G Dean acquired the freehold of the building.

In 1945 Dr. G Dean's son, Dr. Z Dean, the late husband of the present beneficial owner Dr. J. Dean, came from India to live at 118 Malden Road with his father Dr. G Dean.

From 1945 to 1958, Dr. G Dean and Dr. Z Dean continued to occupy the top two floors and basement of the house as their residence while the ground floor was used by Dr. G Dean for his GP' medical practice in which he was later joined by Dr. Z Dean, who also qualified as a general medical practitioner.

This arrangement continued until 1958 when Dr. Z Dean married Dr. J. Dean, another general medical practitioner, who is now the present beneficial owner, and Dr. Z Dean went to live with Dr. J Dean in other residential accommodation.

From 1958 to 1962, Dr. G Dean continued to use the upper two floors and basement of 118 Malden Road as his residence, and to use the ground floor as a surgery.

Then in 1962, Dr. G Dean retired and went to live elsewhere, while Dr. Z Dean moved back into 118 Malden Road with his wife Dr. J. Dean and their children as their residence.

From 1962 to 1965 the family continued to use 118 Malden Road as before, with the upper two floors and basement being the family's residence, and the ground floor now being used by Dr. Z Dean and Dr. J Dean as their surgery.

Then in 1965 the family moved out of 118 Malden Road to a new residence but only the ground floor was used as the surgery.

In 1993 Dr. Z Dean retired, but from 1993 to 2002, Dr. J Dean continued to work as a doctor in general practice at 118 Malden Road, with a new partner, Dr. A Mehta.

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The ground floor was extended in 1993 to create an enlarged waiting room, and reception area, two medical consulting rooms, and a patient's toilet. The upper floors included a staff room and rooms set aside for the practice manager, the practice nurse, and a room for minor surgical procedures. The basement residential layout however did not change.

From 1993 onwards, the surgery at 118 Malden Road became known as the "Four Trees Surgery".

In April 2002, Dr. J Dean herself then retired.

From April 2002 to April 2016, Dr. J Dean's practice partner, Dr. Mehta, continued to run the Four Trees Surgery with a new partner, using the building as it had been used prior to Dr. J Dean's retirement, though it became increasingly unsuitable for use as a GP's surgery as NHS standards changed and improved.

Dr. Z Dean retained the freehold of the building until his death on 19 July 2016.

Summary of the Building's Residential History

1856 – 1935	Building built and used as a house
1935 – 1993	Basement and upper floors in residential use
1993 – 2016	All floors apart from basement used as part of the surgery
? – 2011	Upper 2 floors at 76 Queens Crescent Surgery in residential use
2011	76 Queens Crescent extended with change of use of upper 2 floors from residential to surgery use partly in response to anticipated relocation of patients from the Four Trees Surgery at 118 Malden Road.